



**A . C . E PS, Inc.**  
Appraisal • Consulting • Environmental Screening

08/12/2009

Mr. Brad Ginn, PE  
Civil Engineer III  
City of Bremerton Public Works & Utilities  
3027 Olympus Dr.  
Bremerton, Wa. 98310

RE: SCOPE OF WORK/BUDGET FOR APPRAISAL - SESKO/State Highway 16 @ W. Sherman  
Hts Road, Bremerton

Dear Mr. Ginn:

In response to your request for proposal following our meeting on Monday, I have prepared the following Scope of Work and Budget for the requested valuation services on the above referenced project.

**SCOPE OF WORK**

The Sesko sewer line easement will encompass a 20 foot wide strip, the route of which has not yet been determined. It will consist of a utility easement plus ingress and egress rights to construct and maintain the sewer line and associated apparatus, in perpetuity. The required easement, is a portion of a larger commercial parcel which contains approximately .45 acres. The subject parcel is undeveloped and is zoned Highway Tourist Commercial. The valuation method to be used is the "before and after method" of determining loss in value. The appraisal will be completed in accordance with WSDOT guidelines. The owner must be given opportunity to accompany appraiser. (Sample Letter Attached)

**DELIVERABLES**

The values will be reported in a "Summary Narrative type report as defined in Section 2-2B of the USPAP

The document will be provided in triplicate unless otherwise directed.

**FEES**

For valuation services provided within the stated scope of work, the fee will be \$2,500.  
Additional report copies are \$ 50 per copy.

If you require any other information, please feel free to call my office, 360-692-5081.

Sincerely,

Rick D. Wells, IFAS  
WA CERT GEN #1100344

BREMERTON-002223



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**STATEMENT OF ACCOMPANIMENT**

Date: 6/15/07

Property Owner:

Appraiser: RICK D. WELLS, IFAS

Project Sponsor: CITY OF BREMERTON DEPT OF PUBLIC WORKS

Dear:

CITY OF BREMERTON PUBLIC WORKS DEPT. has requested that I appraise the following property:

According to the records at the KITSAP County Assessor's Office, you are the owner of the above-mentioned property. In compliance with the State and/or Federal regulations, the appraiser must ask if the owner would like to accompany him when he inspects the property.

I plan to tour your property on \_\_\_\_\_ At \_\_\_\_\_ AM. This letter is an invitation for you to accompany me. Please indicate below whether or not you wish to accompany me on a revisit of the property and return the letter to me as soon as possible. If you do wish to set a different appointment to view the property with me, please call me at: 360-692-5081, otherwise, please return the signed form to me at the address shown below.

Sincerely yours,

Rick D. Wells, IFAS

**Reply by the owner**

I have read the above letter and I ☐ do, ☐ do not wish to accompany the appraiser to inspect the property.

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

Return to:

A.C.E. PS, INC  
P.O. BOX 3241  
SILVERDALE, WA 98383

P.O. Box 3241, Silverdale, Washington 98383 (360) 692-5081 Fax (360) 692-5126 email acepsinc@yahoo.com

BREMERTON-002224